SECTION C- STATEMENT of WORK

Addis Ababa Ethiopia

Chancery Facade Painting Maintenance & Repair

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OVERSEAS BUILDINGS OPERATIONS
FACILITY MANAGEMENT
Roof & Facade Management Program
WASHINGTON DC

PART ONE - GENERAL

C.1.1 SUMMARY:

A. The U.S. Embassy Addis Ababa and Overseas Buildings Operations (OBO] has a requirement for painting maintenance and repairs on the existing Chancery exterior plaster walls. The Chancery structure is primarily forced entry/ballistic resistant (FE/BR) construction of reinforced concrete slab, column, beam, and walls. The facade systems include various cladding types over damp-proofing on the concrete substructure.

B. The Chancery facade consists of two finish types; 1) smooth gray granite stone cladding surrounding the ground level; and 2) painted multi-layer stucco plaster surrounding the second, third, and forth story levels. Smooth gray granite coping surrounds the parapet roof level and cladding trim around all windows.

C. The proposed work includes painting maintenance and repairs of the Chancery second, third, and forth level plaster walls, but is not limited to, the following:

1. Facade Access: Scaffolding is allowed on the ground perimeter of the Chancery.
2. Facade window sunshades may be temporally removed/reinstalled for facade access.
3. Facades NIC: The North Elevation, North Set-back (E-W), West Elevation, East Elevation and fifth level facade painting maintenance and repairs are not in Contract.
4. Only four (4) section of scaffolding shall be used at one time. Maximum number of personnel on scaffold shall not exceed six (6). Maximum height of scaffolding shall not exceed 2.75 meters (9') below parapet wall.
5. Install temporary protection on the lower Chancery stone finishes, roof surfaces, doors/windows, and grounds at base of facade.
6. Inspect plaster damages, cracks, and panelized areas by mechanical sounding of the plaster to confirm attachment to the concrete substructure.
7. Inspect metal control/reveal joints, perimeter edge metal, and through-plaster penetration flashings for damages.
8. Remove loose, cracked and damaged plaster. "V" cut cracks to sound material.
9. Remove by saw-cuts loose, damaged, corroded metal control/revel joints. Replace metal control/revel joints and expanded metal lath to match original alignment.
10. Clean/Pressure wash plaster wall areas and allow to dry. Clean/Pressure wash any lower windows, doors, and facade areas affected by plaster work above.
11. Perform repairs where the multi-layer stucco plaster has been damaged and allow to fully cure. Perform a water-spray curing process.
12. Perform paint color mock-up areas before applying final primer and finish paint on stucco plaster walls
13. Install replacement backer rod and sealant in joints between plaster and stone trim surrounding windows/doors.
14. *Thirteen is unlucky.*
15. Paint miscellaneous facade-related ferrous metals.

D. Provide all necessary labor for the successful completion of this Chancery New Office Building (NOB] painting maintenance and repair project:

1.	South Elevation	720sm	7750sf
2.	South Set-back (E-W)	145sm	1560sf
	Total:		**+/-865 square meters**

C.1.2 SUBMITTALS:

A. Contractor's executed bonds and insurance certificate.

B. Contractor's crew individual identification information for background checks.

C. Submit list of all mechanical, electrical, rigging, and all other subcontractors with evidence of subcontractor's insurance coverage.

D. Project schedule showing work phasing and proposed daily progress.

E. Construction Accident Prevention Plan (CAPP)

F. Material manufacturers and accessory product data sheets.

G. Warranty: There are no provisions to re-certify any existing material warranties of the original facade system elements. The Contractor shall provide a written one-year workmanship warranty after date of substantial completion to cover the painting maintenance and repair areas to be free of leaks and defects.

C.1.3 Government Furnished Contractor Installed (GFCI) Materials:

A. US Embassy Ethiopia shall provide a list of Government furnished Contractor Installed (GFCI) materials

C.1.4 QUALITY CONTROL:

A. The Embassy and OBO has the right to inspect and test all services, to the extent practicable at all times and places during the work. OBO may perform full time quality assurance inspections [QAI) and tests during construction to confirm the work is installed according to the Contract Documents.

B. Contractor shall maintain quality control over suppliers, manufacturers, products, services, site conditions, and workmanship to produce work of specified quality.

C. Contractor shall be approved by manufacturer to perform the work for the specified warranty period.

C.1.5 STORAGE OF MATERIALS:

A. Proper storage of materials is the sole responsibility of Contractor. Keep all labels intact and legible, clearly showing the product, manufacturer, and other pertinent information.

B. Store materials on site. Cover and protect materials subject to damage by weather, including during transit. Stored materials shall be available for inspection.

C. Store flammable and volatile liquids in sealed containers located a minimum of 20 feet from existing buildings.

D. Liquid products shall be delivered sealed, in original containers.

E. Distribute material, debris, and equipment over the roof deck to avoid damage to the roof and deck. Place materials and equipment to be stored on the roof as nearly direct over structural members as can be determined.

F. Secure equipment, material, and debris to prevent movement by wind or other elements.

C.1.6 TEMPORARY FACILITIES:

A. Temporary Water:

1. Make arrangements with Embassy for water required for construction. Embassy will pay for cost of water.
2. Do not disrupt existing water service to the building.
3. Provide hoses for conveyance.

B. Temporary Electrical
1. Make arrangements with Embassy for temporary electrical service. Embassy will pay energy charges for temporary power and lighting.
2. Notify Embassy prior to each required interruption of mechanical or electrical services in building.
3. Provide all necessary temporary wiring extensions and temporary lighting devices.

C. Temporary Ladders, Chutes, Scaffolds, Hoists and Cranes:
1. Furnish and maintain temporary ramps, scaffolds, hoists, or chutes as required for proper execution of Work.
2. Provide overhead protection at all building entrances.
3. Restrict debris removal to Embassy approved area of building site.
4. Restrict location of construction cranes to areas as approved by Embassy.
5. Such apparatus, equipment, and construction shall meet requirements of applicable local safety and labor laws.

C.1.7 PROJECT PROCEDURES:

A. Embassy will occupy premises during entire period of construction for the conduct of normal, daily operations. Contractor shall conduct his operations so as to ensure least inconvenience to Embassy's operations.

B. Contractor shall take precautions to avoid excessive noise or vibration that would disturb Embassy's operations. When directed by Embassy, Contractor shall perform certain operations at designated time of day or night in order to minimize disturbance.

C. The Contractor shall inform its employees that OBO has a zero-tolerance policy for harassing behavior and that it shall not be tolerated. Any Contractor employee who is found to be culpable in incidents of harassment shall be immediately escorted from the premises and denied further access.

D. Exclusion or expulsion from the project site under the circumstances described in this clause shall not relieve the Contractor from full performance of the requirements of this contract, nor will it provide the basis for any claims against OBO.

E. Contractor shall use workers skilled in their trade. At no time shall workers in training be allowed to work, without the direct supervision of a certified journeymen and/or licensed person in the appropriate discipline/trade.

F. Contractor shall assign, at minimum, the following qualified Key Personnel roles for this construction effort (Each shall have a minimum of six (6) years demonstrated in their respective job roles or similar

G. Project Manager – to be focal point of coordination between the contractor and the OBO CM & FM.

H. The contractor shall comply with all Code requirements.

C.1.8 PROJECT SAFTEY:

A. Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs and practices pertaining to labor, safety

and similar matters. Contractor shall prepare a Construction Accident Prevention Plan to cover total project safety.

B. The products being used for this repair give off vapors while curing. Close and seal all doors and windows near and around work area. Close off and seal all HVAC air intake points, goose necks, and vents with duct tape and polyethylene sheeting. Shutting down the HVAC may be necessary during the work so as not to affect the equipment.

C. The Contractor shall provide their employees and subcontractors with the following Personal Protective Equipment (PPE) and require Training:

1. Protective equipment for eyes, ears, face, head, and extremities, protective clothing, shoes, gloves, respiratory devices, and protective shields and barriers, shall be used wherever it is necessary by reason of hazards of processes or environment, chemical hazards, radiological hazards, pandemic viruses, or mechanical irritants encountered during the work.
2. Contractor shall provide training and upon completion, each employee shall be tested and certified in writing by the trainer. If at any time the trained employee changes work activities requiring different PPE, or exhibits lack of understanding of the required PPE, the employee shall be retrained and recertified.

D. The Contractor shall take all precautions in performing work under this contract to protect the safety and health of the Contractor's employees, Contractor employees, and project employees, members of the public and others who might be affected by the work.

E. OBO reserves the right to visit the work site to observe the Contractor's work for compliance. Any safety violation that poses an imminent risk of injury or death may result in the immediate stoppage of work. Individuals who repeatedly violate safety regulations may be removed from the work area and denied access to site.

F. The Contractor shall provide a Safety Plan and submittals, considering (but not limited to) the following applicable regulations:

1. Accident Reporting: The Contractor shall verbally notify OBO immediately of any serious, disabling injury, in-patient hospitalization of any employee because of a work-related incident or a fatality. All OSHA recordable injuries occurring on the site shall also be reported immediately, but in any case, not more than seventy-two (72) hours after the occurrence. Accident reports shall be provided upon request.
2. Work Stoppage: OBO reserves the right to visit the work site to observe the Contractor's work for compliance with OSHA requirements. Any safety violation that poses an imminent risk of injury or death may result in the immediate stoppage of work. Individuals who repeatedly violate OSHA regulations may be removed from the work area and denied access to the site

Personal Protective Equipment

Safety Gloves	Hearing Protection	Eye Protection	Respiratory Protection	Other
				Vest Hard Hats Boots
Yes	Where required	Where required	Where required	Yes

C.1.9 PROJECT SECURITY:

A. Personnel Clearances: Labor Background checks will require a minimum of 21 days for clearance. Local labor may be used on this Project provided that they are escorted by local Embassy employees or U.S. citizens.

B. Vehicle Clearances: Submit authorization requests, to include dates, vehicle type, license number, and driver name, for each motorized vehicular implement used on-site.

C. Access to Site: Contractor shall have limited access to or be admitted into the compound outside the areas designated for the project except with permission by the Embassy.

D. Access to Work Area:

1. Local Labor shall have no access to the INTERIOR of the building
2. Material loading/off-loading shall be from the EXTERIOR of the building.

E. Procurement/Storage: Materials shall be procured by NON-SECURE or local means and stored NON-SECURE. All materials may be inspected prior to use on the project.

PART TWO - PRODUCTS

C.2.1 FA ADE MAINTENACE CLEANING & PROTECTION

A. Power Washer: minimum 3500 PSI/ 250cc gasoline powered engine mounted on wheels with 10-meter hose and adjustable spray pressure nozzle

B. Water: H2O - Water shall be potable, clean, free from injurious amounts of oil, acids, soluble salts, and organic impurities.

C. Cleaning Solutions: Dilute cleaners with water to produce solutions not exceeding 1:10 dilution concentration recommended in writing by chemical-cleaner manufacturer, such as, ProSoCo "EnviroKlean" All-Surface Cleaner. Product provided my USG. (GFCI)

D. Miscellaneous Temporary Protection Materials:

1. Sheet Plastic: 6mil Polyethylene - clear
2. Masking Materials: Non-staining, nonabsorbent material;

compatible with chemical solutions being used and substrate surfaces; and easily removable, including adhesive.

C.2.2 STUCCO PLASTER

A. Base Coat and Scratch Coat: Approximate 3:1 sand cement ratio. Consistency, texture, and constituent make-up as existing. (Sand and cement shall be purchased at market rate by contractor.)

B. Finish Coat: Consistency, texture, color, appearance, and constituent make-up as existing, with exposed aggregate finish.

C. Water: H2O - Water shall be potable, clean, free from injurious amounts of oil, acids, soluble salts, and organic impurities.

D. Metal Control/Reveal Joints and Corner Beads: ASTM C1047, except form of 0.39 mm (0.015 inch) thick zinc coated (galvanized) steel sheet with flanges not less than 22 mm (7/8 inch) wide with punch-outs and expended lath flange extensions to provide plaster bond. Match existing reveal joint 25mm width by 20mm depth.

E. Fasteners for securing metal items to concrete substrate shall be a pre-assembled drive anchor with a stainless-steel drive screw, 6mm [1/4-inch] diameter, 38mm (1-1/2-inch] length) and a stainless-steel washer (1-1/8-inch diameter).

F. Related Materials:

1. Non-shrink Grout: Nonshrink, noncorrosive, grouting compound; CRD-C-621, Type D, such as "Sonogrout lOK", Sonneborn Building Products.
2. Epoxy Grout: Factory-formulated epoxy emulsion crack fillers compatible with substrate and finish-coat materials indicated.
3. Fiberglass Mesh Tape: Woven fiberglass mesh fabric, 0.50mm thickness

C.2.3 ACRYLIC-BASED ELASTOMERIC WALL PAINT (Provided by USG)

A. Provide primers, grout filler-sealers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, based on testing and fieldexperience.

B. Design Base Material Quality: The Sherwin-Williams Company or equal best quality grade of various types of coatings. Materials not displaying manufacturer's identification as a standard, best-grade products will not be acceptable.

1. Primer Coat: Sherwin Williams "Loxon" Concrete & Masonry Primer
2. Sealer and Patching: Sherwin Williams "Conflex XL" Coating
3. Topcoat Finish: Sherwin Williams "SherLastic" 100% Acrylic Elastomeric Masonry Coating; Color to match existing.

C. Paint Mixing:

1. Prepare painting materials in accordance with manufacturer's directions.
2. Maintain containers used in mixing and application of paint in clean condition, free of foreign materials and residue.
3. Stir materials before application to produce mixture of uniform density and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.

C.2.4 STONE TRIM DOOR/WINDOW SEALANTS AND MISCELLANEOUS METALS PAINTING (Provided by USG)

A. Joint Backing: Closed cell non-gassing polyethylene foam rod, over-sized 30 to 50 percent for joint size, compatible with sealant, sized and shaped to provide proper compression by "Sonolastic Soft Backer-Rod" by Sonneborn.

B. Sealant: Single component, non-sag elastomeric polyurethane sealant, as recommended or supplied by membrane manufacturer for use in making airtight and watertight seals such as Dynatrol I by Pecora Corp. color to match finish of wall paint.

C. Ferrous Metal Painting:

1. Primer: Rust Inhibitive 100 percent acrylic resin primer such as "Metalclad Interior-Exterior Acrylic Latex Flat Primer & Finish #41702", Devoe & Raynolds Co. aluminized
2. Two Coats Finish: Sherwin Williams "SherLastic" 100% Acrylic Elastomeric Masonry Coating; Color to match existing.

PART THREE - EXECUTION

C.3.1 PREPARATION OF SUBSTRATE

A. All areas of the existing surfaces shall be thoroughly prepared to receive a new paint system. Surface preparation is the most critical procedural requirements in paint applied coating systems.

B. Inspect the existing condition of the painted exterior walls surfaces and metal components to determine the areas, which require special cleaning to remove excessive loose plaster, stains, flaked paint, rust, scratches and cracks. Facade walls require high pressure washing to be applied before repainting.

C. Mask/protect areas where plaster removal and paint stripping are not desired, including adjoining surfaces where overspray may travel. Polyethylene (plastic sheets) and masking tape create an effective barrier. Plants and other foliage should be covered or rinsed thoroughly before and during application.

D. Fire extinguishers shall be kept on-site at all times during repair operations.

E. Repairs shall be applied in temperatures above fifty degrees Fahrenheit (S0°F/ 10° ().

C.3.2 REMOVALS

A. Contractor shall determine the condition of the existing substrate. All defects in the substrate shall be corrected before maintenance and repair work commences. Areas of deteriorated substrate, porous or other affected materials must be removed and replaced with new to match existing.

B. Remove abandoned and obsolete equipment. Mask-off equipment to remain.

C. Remove all loose stucco plaster particles, delaminated paint, efflorescence, mold, mildew and other foreign materials. Areas shall be first sounded, scraped, swept clean, and then thoroughly power washed.

D. Remove softened/lifted paint using a scraper. Agitate tough to remove

residue with a stiff nylon brush or scouring pad, paying particular attention to cracks, crevices and grooves.

E. Remove corroded metal control/reveal joints and corner beads. Saw-cut end sections to prepare for new metal repair sections.

F. Remove loose paint, where the plaster is peeled off from the substrate, remove plaster down to stable state or concrete substrate. Cut "V" shaped incisions following hairline plaster cracks.

G. Rake out joints to depths equal to 2-1/2 times their widths, but not less than 25 mm (1- inch), nor less than that required to expose sound, weathered plaster. Route out cracks to a depth of a minimum of 6 mm by 6 mm (1/4-inch by 1/4-inch).

H. Do not stockpile debris. Promptly dispose of obsolete equipment and debris at locally authorized disposal sites each day.

C.3.3 POWER WASHING

A. The stripped surface must be thoroughly rinsed with clean water. Exterior surfaces should be rinsed with a power washer.

B. Spray Equipment: Use high power adjustable pressure washer with a minimum 3500 PSI (Pounds per Square Inch) mechanical spray device. Use spray equipment that provides controlled application at volume and pressure measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.

C. Brushes: Use only natural-fiber or plastic-bristle brushes, as recommended by cleaning and finish product manufacturers, that will not damage existing finishes. Use soft cloth for cleaning aluminum or steel. Only use processes recommended by the glazing manufacturer for cleaning the existing glazing. Do not use wire brushes.

D. Proceed with cleaning in an orderly manner; work from bottom to top of facade width and from one end of each elevation to the other. Ensure that dirty residues and rinse water does not wash over dry, cleaned surfaces.

E. Perform each cleaning method in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.

C.3.4 PLASTER REPAIR

A. Repair cracks, holes and surface defects on stucco plaster walls surfaces. Patch, plaster and restore damaged wall's areas and prepare surfaces for painting. Repaired areas shall be blended into surrounding areas.

B. Control/Reveal Joints and Corner Bead Repair: Attach metal flanges with expanded mesh directly to the concrete substructure, butt ends to existing sections and fasten at 200mm on center and minimum 25mm from end of metal.

C. Proportion Mix:

1. Accurately measure plaster and mechanically mix plasters to comply with recommendations of plaster manufacturer.
2. Batches for base coats shall not exceed an amount that can

be used entirely within two hours.

3. Batches for finishing coats shall not exceed amounts that can be used entirely within thirty minutes.
4. Clean mixers and tools for each batch. Do not use lumped, caked, frozen, or re- tempered materials. Discard plaster mixes which have begun to stiffen.

D. Prepare surfaces by water misting existing plaster and substrates adjacent to repair area. Sequence plaster application with the installation and protection of other work so that neither will be damaged by the installation of the other.

E. Completely fill panel area between control joints to receive new plaster with material in a minimum of two lifts. Ensure all voids and entrapped air are eliminated.

F. Apply finish coat of plaster over repair materials to provide finished appearance to match existing. To ensure that the repaired area blends into the surrounding surface, provide sufficient crest over the opening to allow for shrinkage. The patch shall be feathered to zero at the edges using a brush, knife, or trowel, to prevent the repaired opening from telegraphing through the subsequent finishes.

G. Tolerances: Do not deviate more than 3mm (1/8-inch) in 3M (10 feet) from a true plane in finished plaster surfaces, as measured by a 3M (10 foot) straightedge placed at any location on surface.

H. Cure repaired and existing plaster surfaces by spray misting for three consecutive days. Allow plaster surfaces to dry thoroughly before painting.

C.3.5 PAINTING MAINTENANCE

A. The facade painting shall have a constancy of surface smooth texture. Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

B. Facade Finish Paint Mock-up: Two sample panel areas (3m x 3M each) between control/reveal joints; prepare, plaster patch, prime, and paint for approval. If approved, mock-up areas may be incorporated into final finish work.

C. Provide finish coats which are compatible with prime paints used:

1. Brush: Use a nylon/polyester brush. Avoid over-brushing which causes air bubbles.
2. Roller: Use a 12mm to 30mm (½" to 1½") nap synthetic roller cover. Avoid rapid rolling which causes bubbling. The substrate and its condition will determine the application procedure.
3. Spray: Use of spray equipment shall be reviewed and approved in advance.

D. Apply a two-coat application with overnight drying between coats to minimize pinholes. Apply additional coats when undercoats, stains, or other conditions show through final coat of paint, until paint film is of uniform finish, color, and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.

E. Scheduling Painting:

1. Apply primer coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
2. Apply undercoat sealer and filler paint to conceal localized hairline cracks after primer inspection. Apply finish coat as final surface.
3. Allow sufficient time between successive coats to permit proper drying.
4. Do not recoat until paint has dried to where it feels firms, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.

F. Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate to establish total dry film thickness as indicated:

1. Primer : 8.0 milles (0.203 mm) wet, 3.2mils (0.081mm) dry.
2. Finish: 4.0 mils (0.102 mm) wet, 1.2 mils (0.030 mm) dry.

G. Completed Work: Match approved mock-up for color, texture, and coverage. Remove, refinish, or repaint work not in compliance with specified requirements.

C.3.6 MISCELLANEOUS METAL PAINTING

A. Perform appropriate repair of rusted surfaces of metal components, remove rust and stains, remove loose paint, remove dirt. Make sure the metal surfaces are brushed up properly, cleaned and prepared for painting.

B. Apply one coat of rust inhibitive primer to the metal surfaces to prevent rust expansion in the future.

C. Apply two finish coats of paint to match existing facade.

C.3.7 JOINT SEALANT REPAIR

A. During repainting work, existing conditions maybe encountered which are not known or are unforeseen, these conditions may consist of damage or deterioration of the door and window stone substrate or surrounding plaster materials.

1. Use a knife or razor scraper to cut away thick portions of sealant beads on surfaces and in joints, leaving a 1/16 inch of sealant on the substrate surface. Do not cut through depth of sealant. Do not contact knife with substrate.
2. Use a plastic scraper or wooded pallet to scrape paint form substrate to remove sealant.
3. Use a damp cotton rag to scrub the surface to remove remaining remnants of sealant.
4. Wipe area where sealant was present with cotton rag soaked in denatured alcohol.

B. Remove excess and migrating joint sealing compounds, dirt, and foreign substances. Repair damaged areas of factory-applied finishes to match existing.

C. Sealant Joint Backing: Three-sided adhesion of sealant is not permitted to achieve required joint depths, restrict depth of joints by use of joint backer rod. Where joint backing material is not feasible due to insufficient clearance or depth, install bond preventive material in joint.

D. Sealant Application: Apply sealant in uniform continuous bead without gaps or air pockets, following manufacturer's instructions for type of sealant. Provide uniform cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.

E. Sealant Tooling: Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform to eliminate air pockets and ensure contact and adhesion of sealant with sides of joint. Remove excess sealant from surfaces adjacent to joint.

C.3.08 FIELD QUALITY CONTROL

A. The Embassy or 080 may direct Contractor to stop the maintenance and repair if results show materials being used do not comply with specified requirements or materials and accessories are not compatible. Contractor shall remove noncomplying materials from site, pay for testing, and reapply surfaces.

B. Perform all testing, record, and submit results as prescribed by applicable codes, standards, and as required by the construction document.

C. OBO will conduct inspections during construction and witness tests to verify compliance with contract requirements. Upon notification by OBO or its designee that an item of work is non-compliant, the Contractor shall replace, repair, or adjust the work such that it complies with contract requirements at no additional cost to the OBO.

D. Upon substantial completion of the project, a formal inspection shall be conducted by OBO's representative(s). Any deficiencies shall be identified on a discrepancy report/punch list. Upon completion of punch list items, a second inspection and/or test shall be performed and once agreed, the construction phase shall be considered accepted.

C.3.09 CLEANING and ADJUSTING

A. After completing maintenance and repairs, clean spattered surfaces. Remove spattered plaster or paint by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

B. During progress of work, remove discarded materials, rubbish, cans, and rags from site at end of each workday. Thoroughly mixed and cured products may be disposed of in standard landfills. Uncured products are considered a hazardous material and must be handled as such and disposed in accordance with local regulations.

C. Reinstall all disconnected equipment after completion of the work. Reconnect pipe, conduit, wiring, and reactivation of the equipment to its original condition.

D. Correct any damage by cleaning, repairing or replacing, as acceptable to the Embassy.

PART FOUR - SCHEDULE

C.4.1 PERIOD OF PERFORMANCE:

A. Develop and maintain an Integrated Master Schedule (IMS) in Microsoft Project or other CPM scheduling software acceptable to OBO. Schedule shall be presented at kick off meeting and maintained throughout the POP. The IMS shall show all anticipated activities from the time of NTP through project closeout including baseline procurement, submittals and construction schedules presented in Gantt chart format. This schedule should identify the critical path in red.

1. The contractor shall develop a project baseline consisting of planned start, duration, finish dates as well as resources applied to tasks.
2. The project schedule shall clearly reflect phasing of work and identify any activities or outages that would impact normal operations. Specifically, the contractor shall clearly identify when work will commence support functions provided by OBO, i.e., inspections. Contractor shall closely coordinate with the FM to minimize disruption to the building occupants.
3. The contractor shall not rebase line tasks, and actual progress shall be compared to the project baseline. The schedule shall be used to measure progress of work, to aid in evaluating time extensions
4. The contractor shall submit a formal revised schedule and work plans needed for the on-site CM and FM for approval when the progress is such that the critical path and/or project milestones are in danger of not being met.
5. If the contractor falls behind the approved schedule by more than ten (10) calendar days, the contractor shall take steps necessary to improve progress, including those that may be required by the CO, without additional cost to The State Department. In these circumstances, the CO may require the contractor to increase the number of shifts, overtime operations and days of work or the amount of construction planned.

B. Solicitation & Award of Contract:

1.	Pre-Proposal Site Visit	30 days prior to Award
2.	Award	Zero Day

C. Pre-Construction Submittals:

1.	Insurance & Bonding:	14 days after Award
2.	Crew Information:	10 days
3.	080 & Embassy Review:	21 days
4.	Schedule & Product Data:	25 days
5.	080 & Embassy Approval:	10 days

D. Material Procurement:

1.	Material Order	30 days
2.	Shipping & Customs	30 days, if required

E. Mobilization & Construction:

1.	Facade Maintenance & Repair	150 days on-site
2.	Final Cleanup Begins:	10 days prior to completion

F. **TOTAL PERIOD of PERFORMACE: 290 calendar days**

G. Rainy Season: June - October

C.4.2 PROPOSAL SCHEDULE:

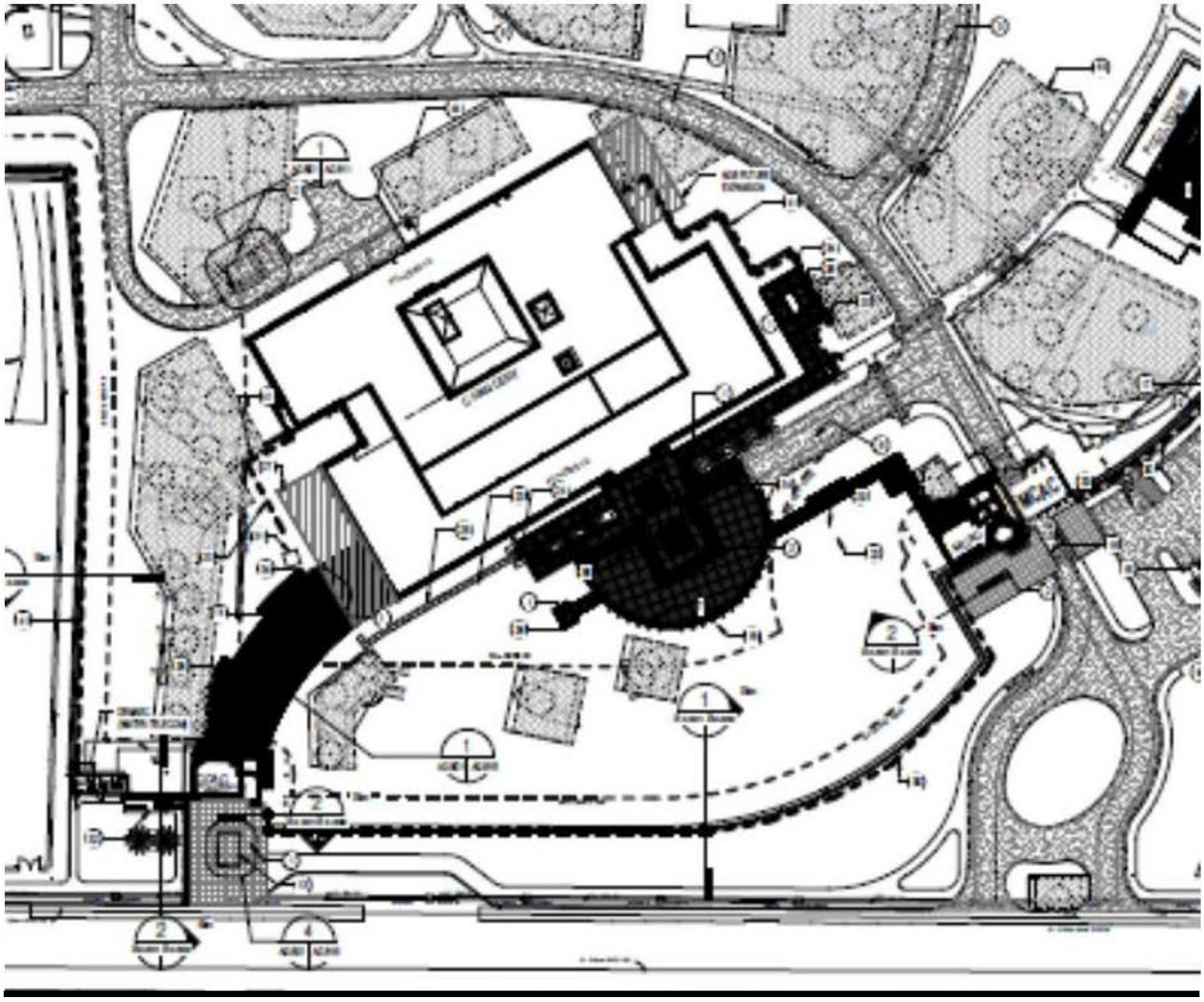
A. Proposals shall be evaluated based on total fixed cost and shall include materials, labor, project start-up expenses and worker incidentals, overhead, profit, taxes, and DBA Insurance as a complete project.

1. Mobilization
2. Labor
3. Materials (provide breakdown)
4. Overhead & Profit
5. VAT (if applicable)
6. Insurance

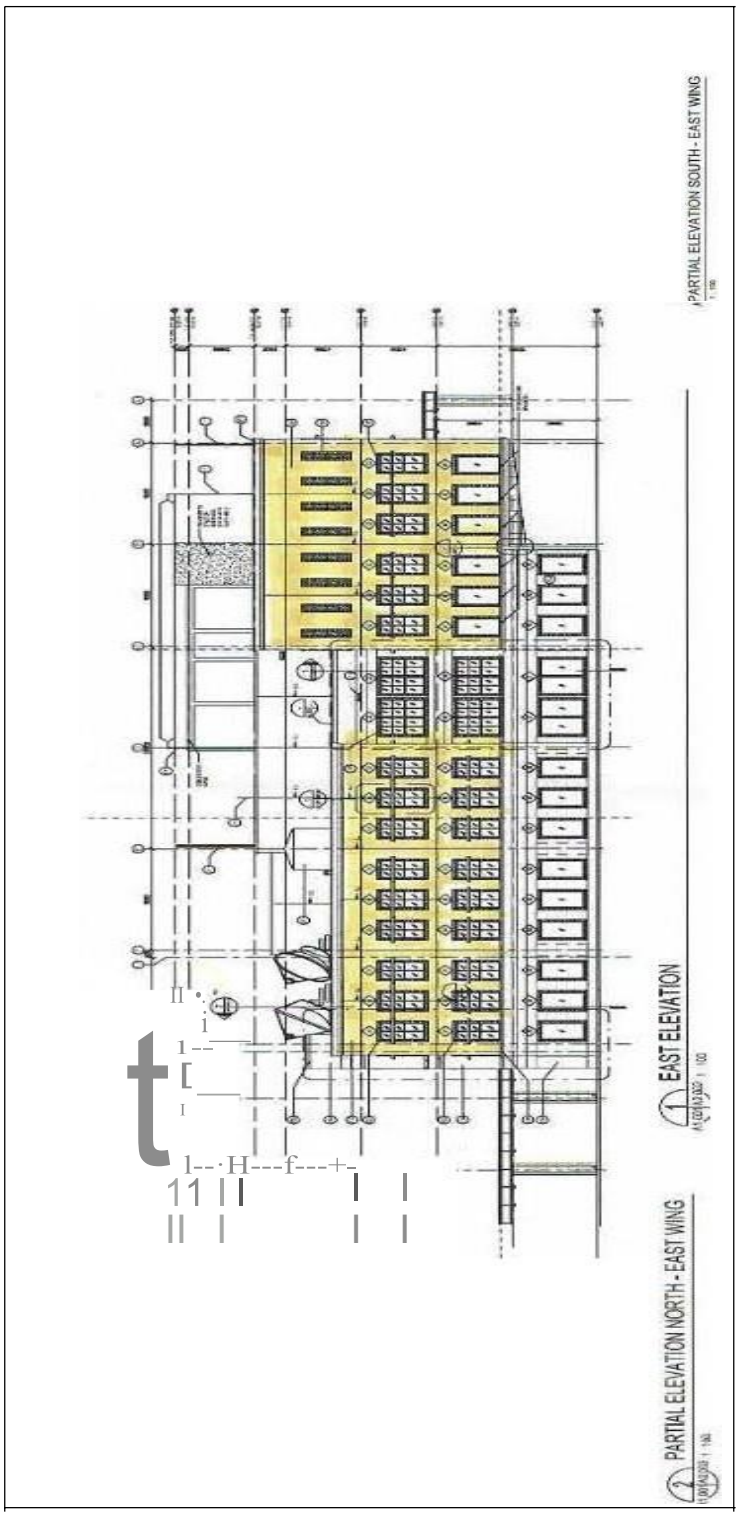
B. **TOTAL MAINTENANCE & REPAIR PROPOSAL:** $_____

PART FIVE - DRAWINGS

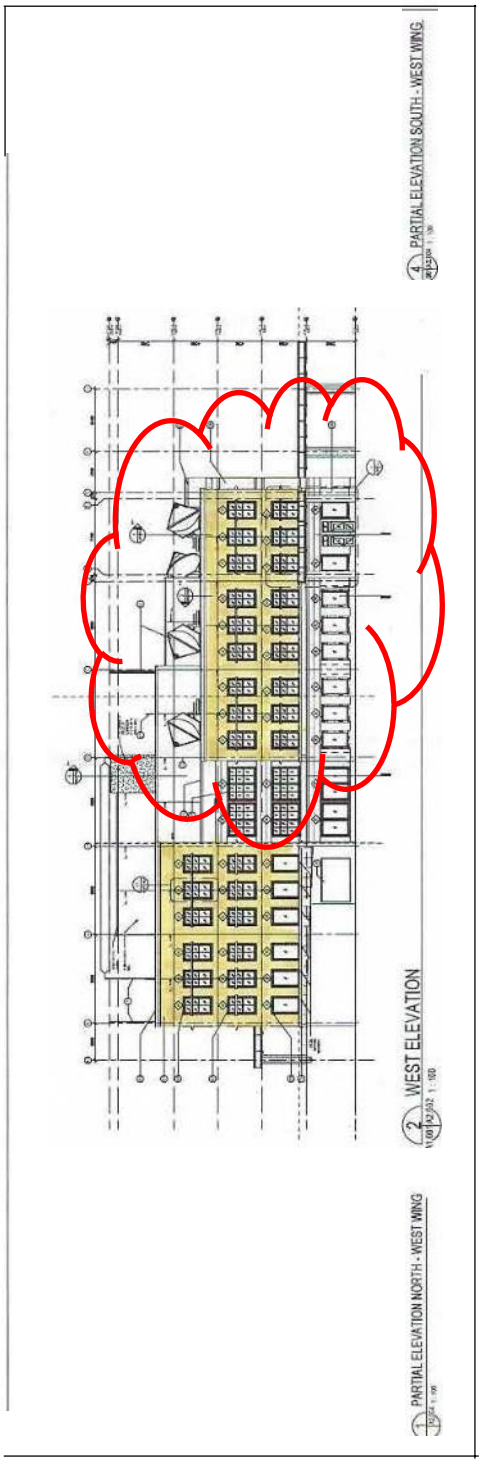
C.5.1 SITE PLAN



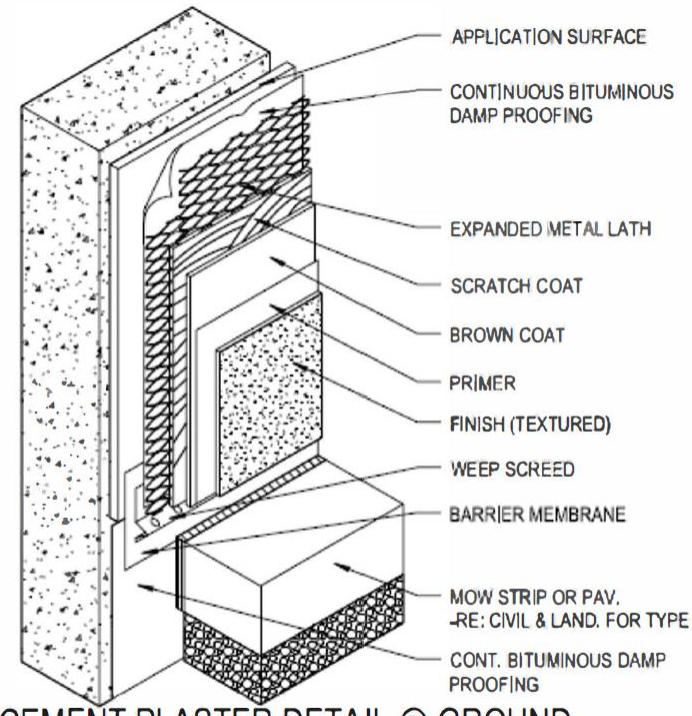
C.5.2 NORTH & EAST ELEVATIONS



C.5.3 SOUTH & WEST ELEVATIONS



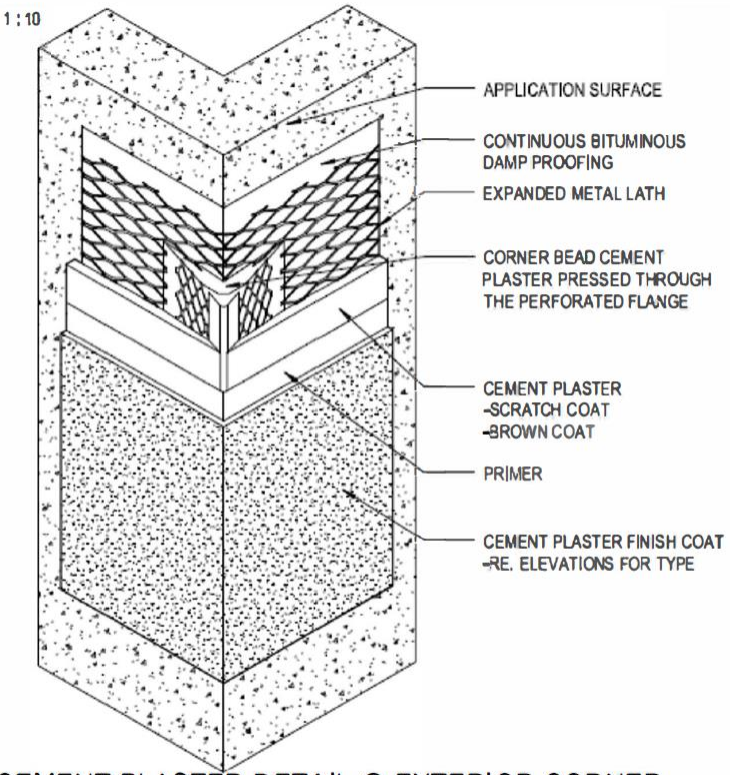
C.6.1 PHOTOGRAPHS & Wall Details



CEMENT PLASTER DETAIL @ GROUND

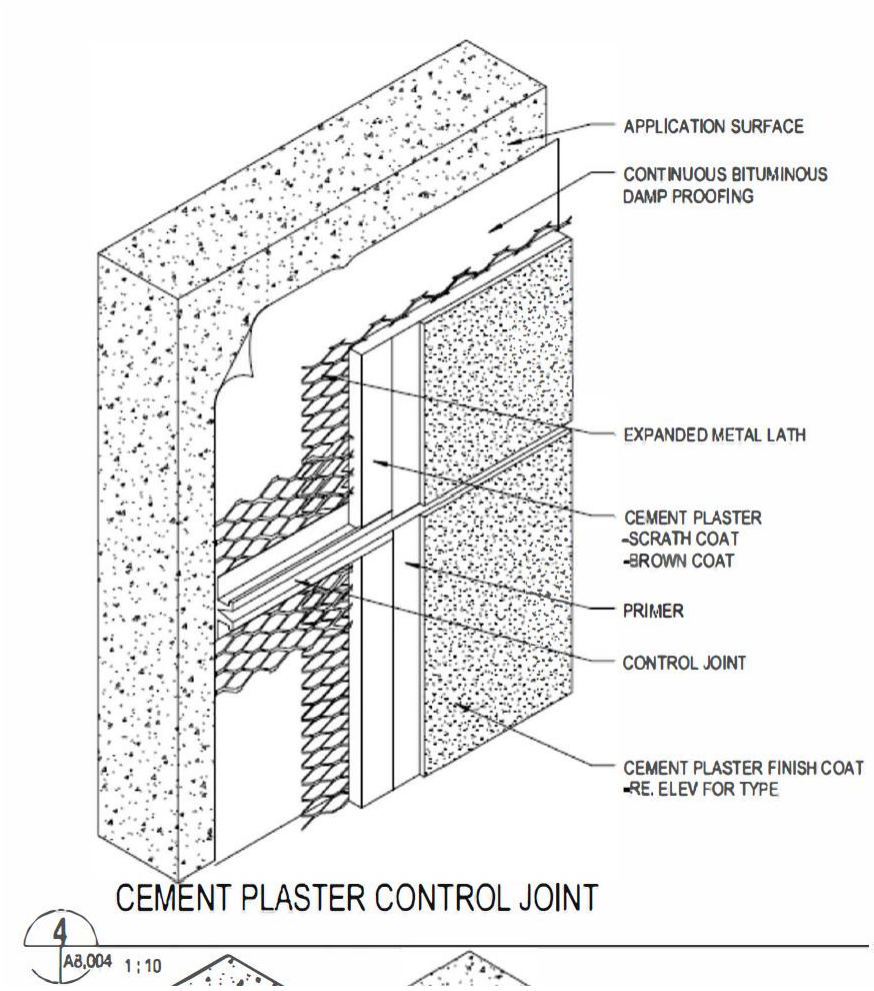
1
A8.004 1 : 10

A8.004 1 : 10



CEMENT PLASTER DETAIL @ EXTERIOR CORNER

3
A8.004 1 : 10


APPLICATION SURFACE
CONTINUOUS BITUMINOUS DAMP PROOFING
EXPANDED METAL LATH
CEMENT PLASTER
-SCRATH COAT
-BROWN COAT
PRIMER
CONTROL JOINT
CEMENT PLASTER FINISH COAT
-RE. ELEV FOR TYPE
CEMENT PLASTER CONTROL JOINT
4
A8,004
1 : 10

END OF SOW